HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kingston CMA

Date Released: Second Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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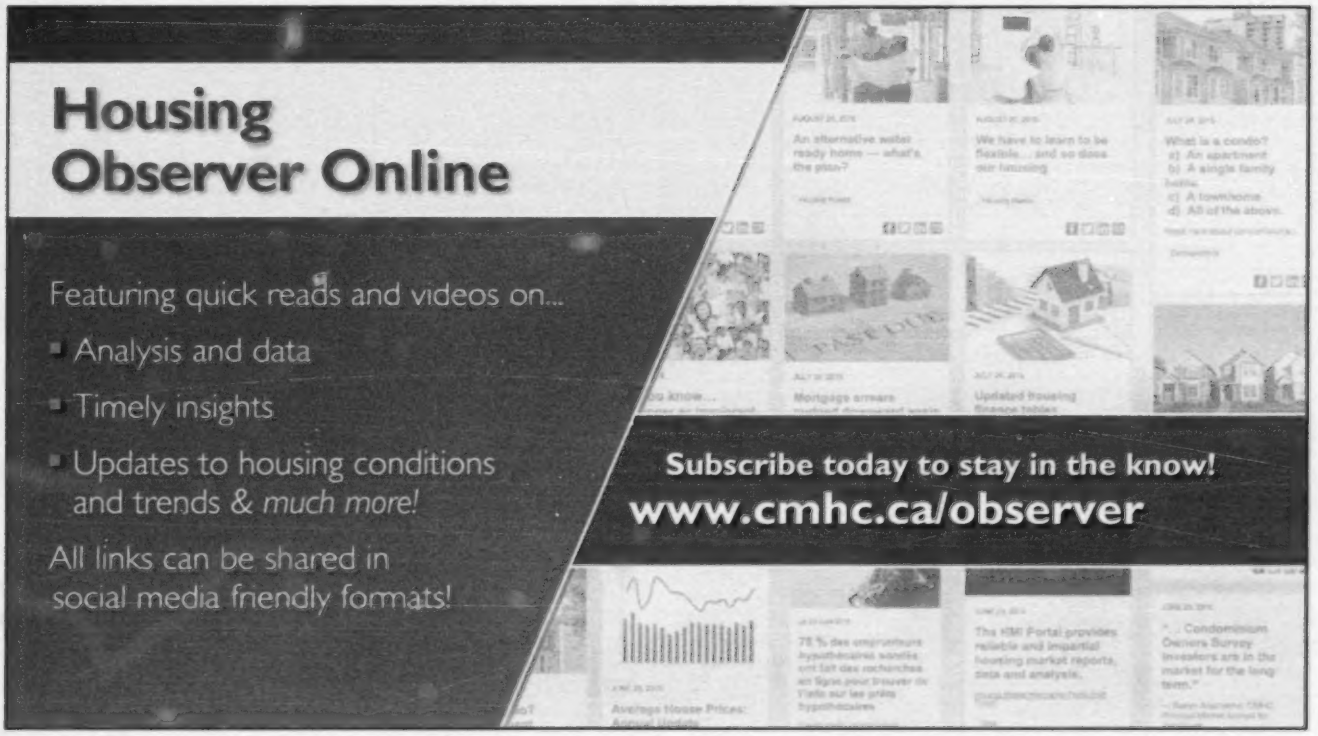
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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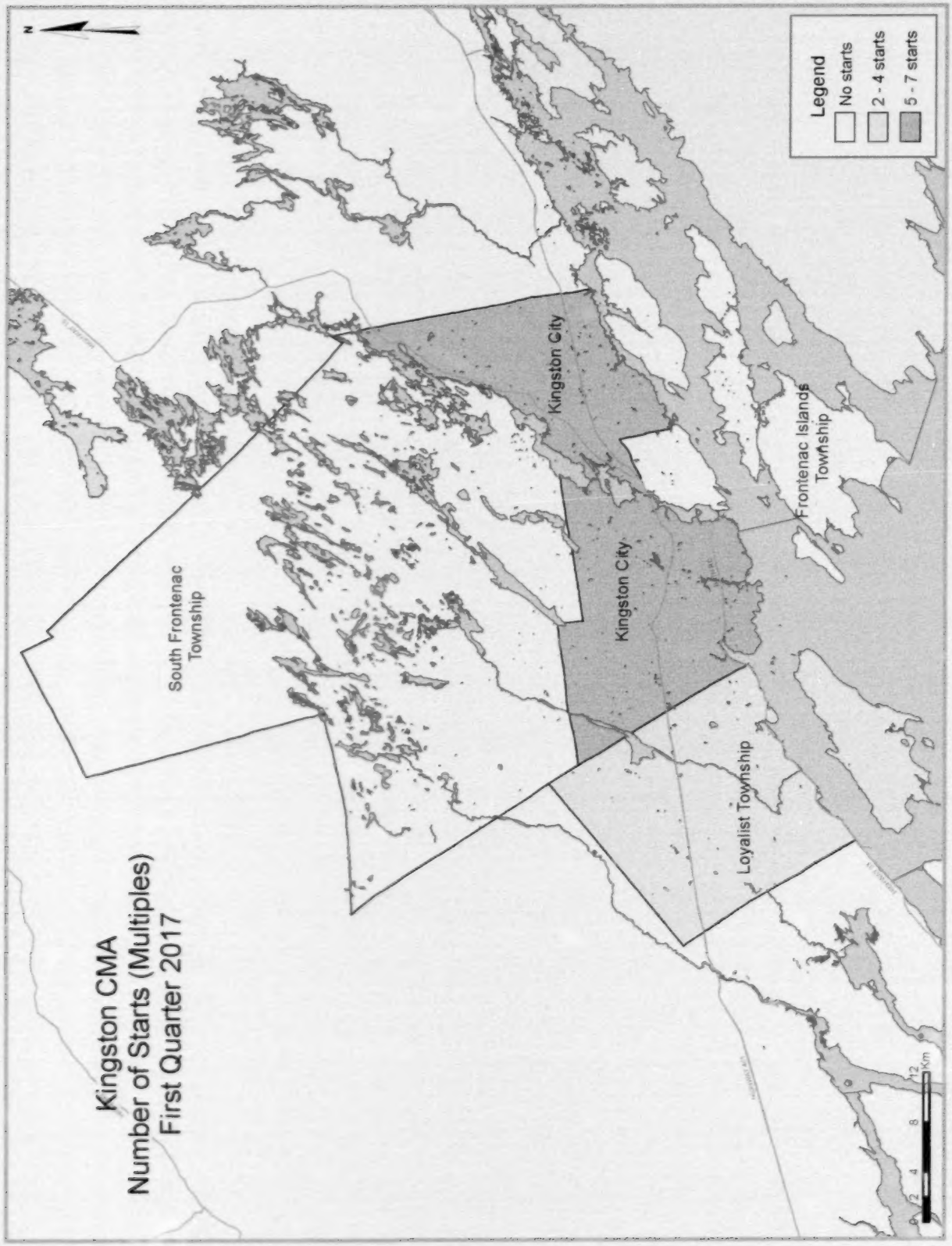
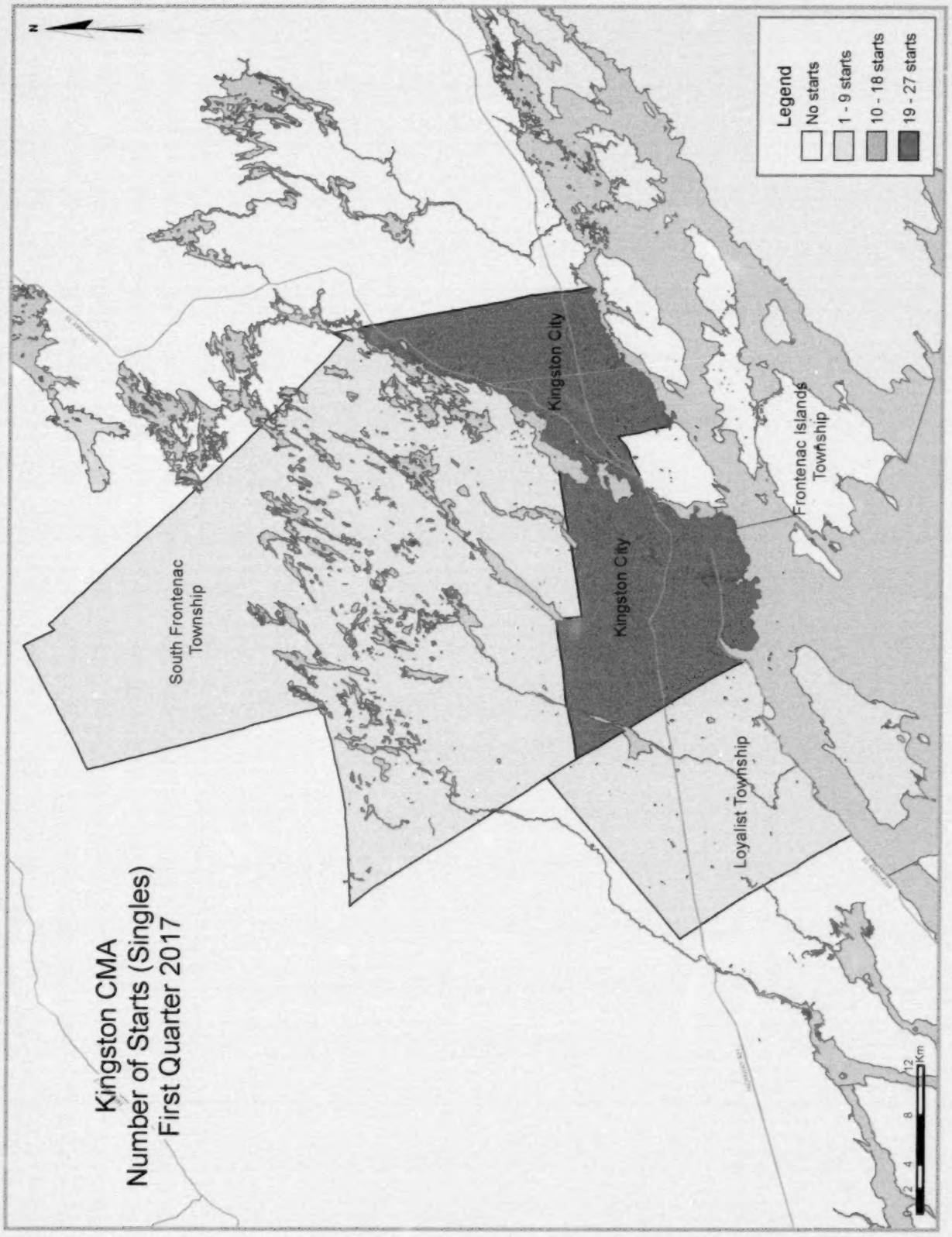
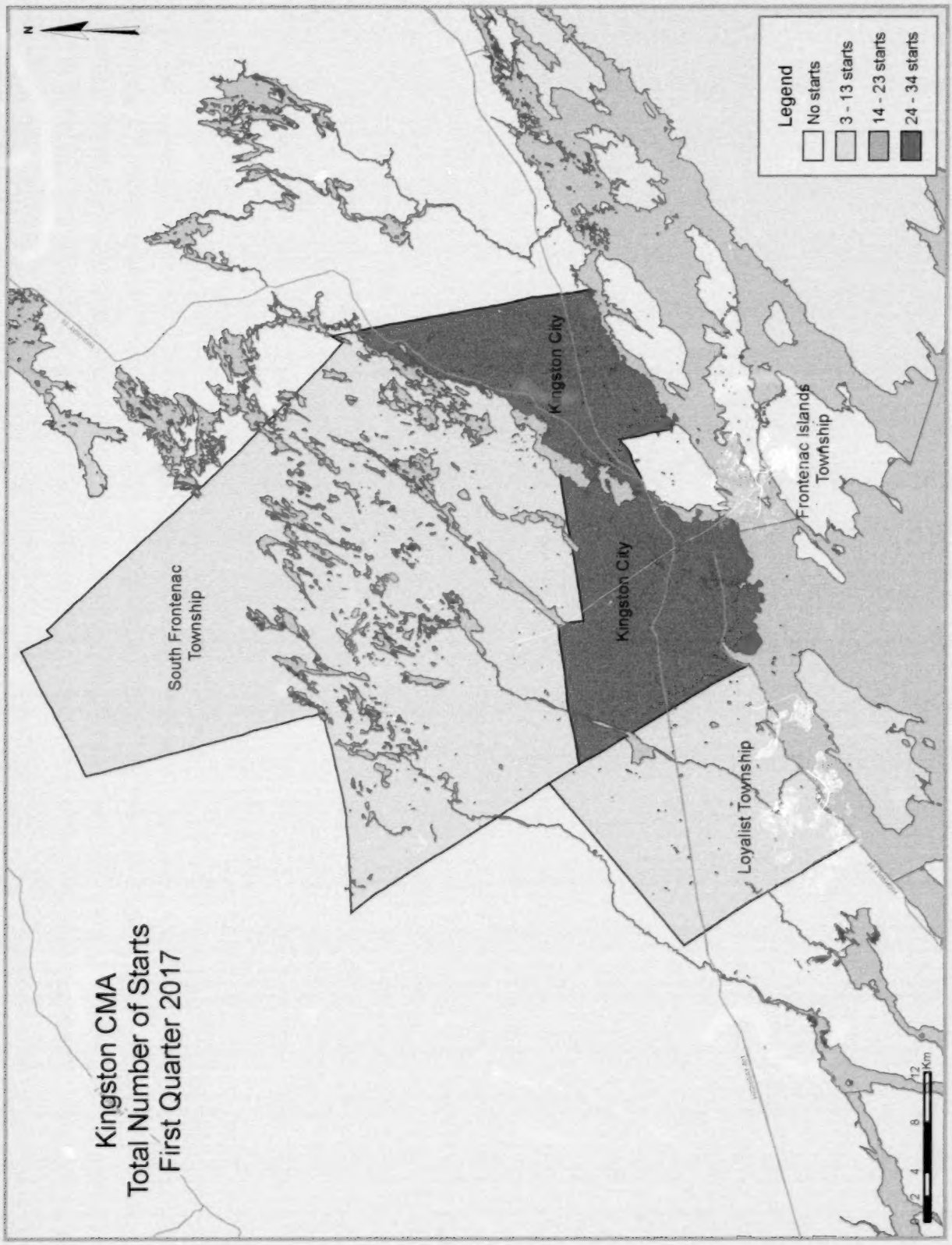
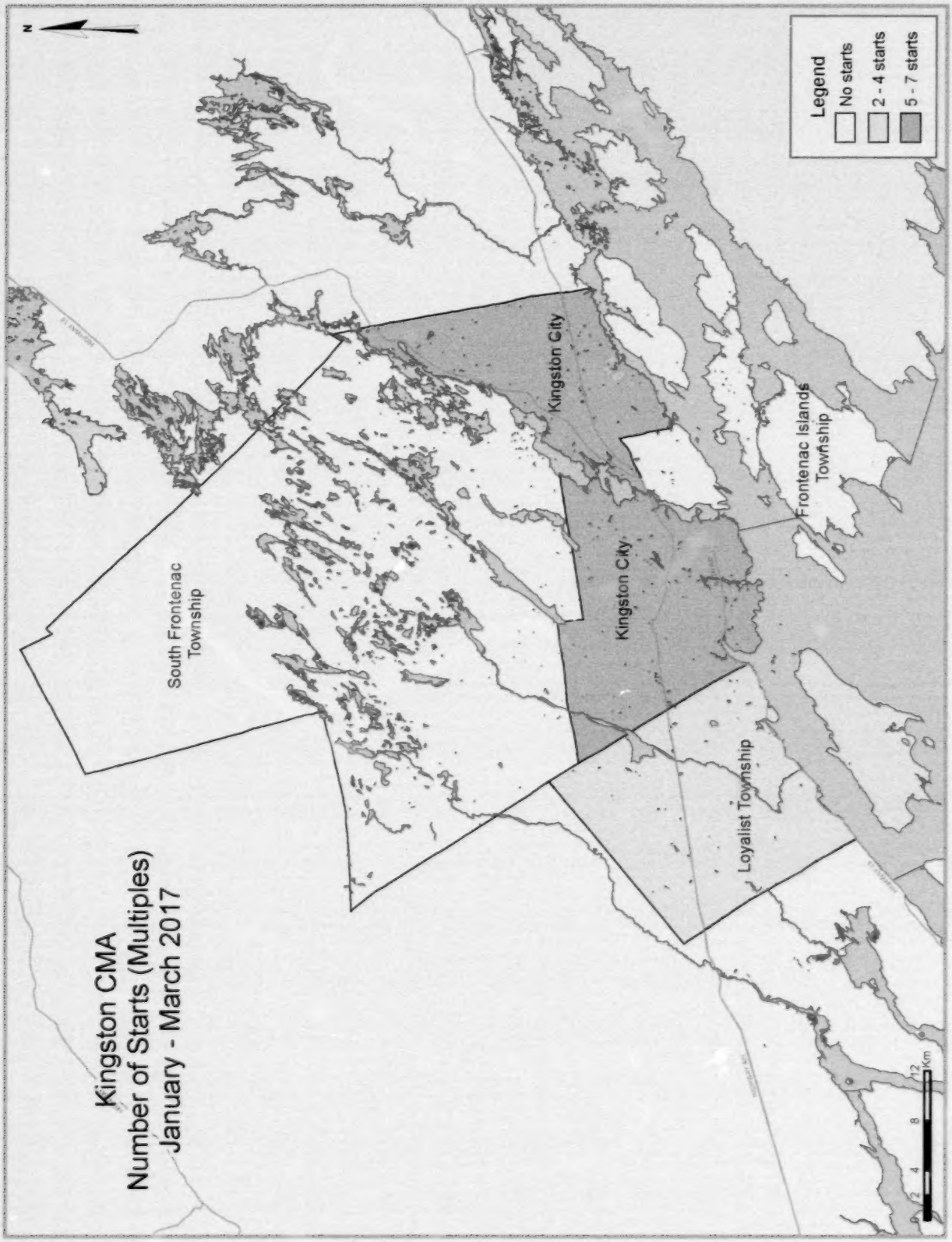
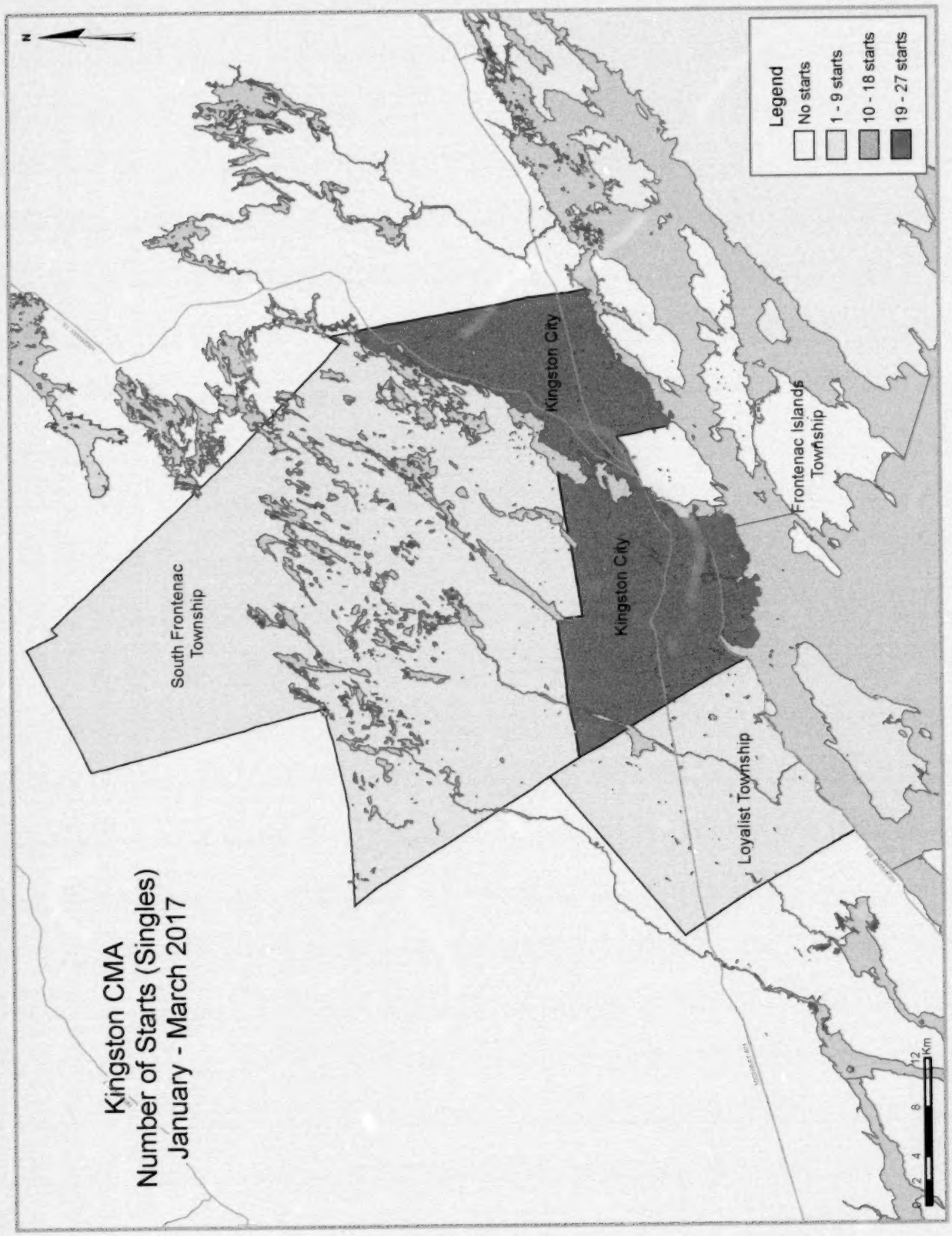
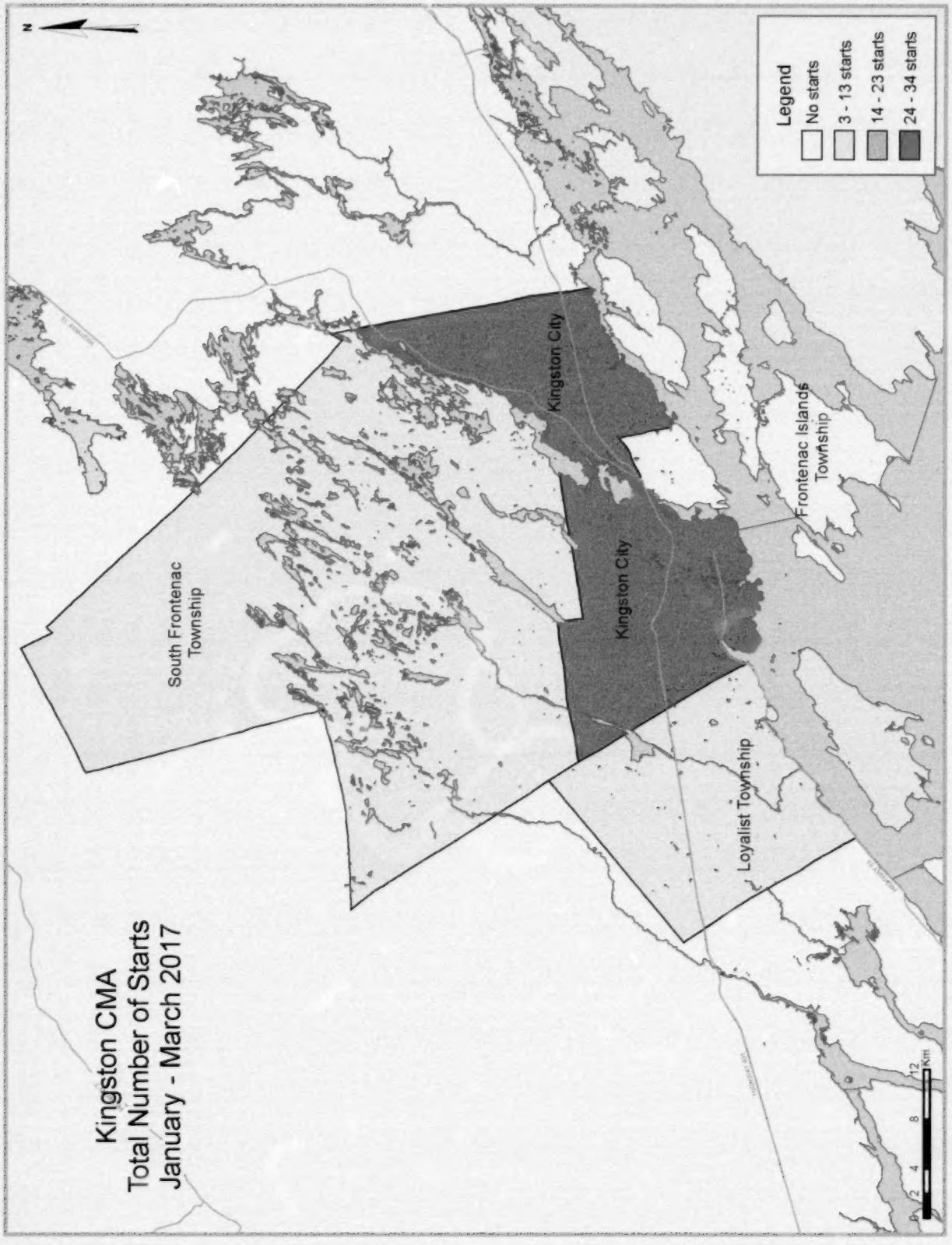

Kingston CMA
Number of Starts (Multiples)
First Quarter 2017
N
Legend
No starts
2 - 4 starts
5 - 7 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
First Quarter 2017
Legend
No starts
1 - 9 starts
10 - 18 starts
19 - 27 starts
N
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
First Quarter 2017
N
Legend
No starts
3 - 13 starts
14 - 23 starts
24 - 34 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
2
4
8
12
Km


Kingston CMA
Number of Starts (Multiples)
January - March 2017
N
Legend
No starts
2 - 4 starts
5 - 7 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
January - March 2017
Legend
No starts
1 - 9 starts
10 - 18 starts
19 - 27 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
N
2
4
8
12
Km


Kingston CMA
Total Number of Starts
January - March 2017
Legend
No starts
3 - 13 starts
14 - 23 starts
24 - 34 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2017								
Kingston CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	275	300	365	402	237	295	325	328
Multiples	380	112	72	-	36	136	110	116
Total	655	412	437	402	273	431	435	444
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	303	343	31	35	12.9%	31	35	12.9%
Multiples	196	36	4	9	125.0%	4	9	125.0%
Total	499	379	35	44	25.7%	35	44	25.7%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kingston CMA
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	35	2	7	0	0	0	0	0	44
Q1 2016	31	0	4	0	0	0	0	0	35
% Change	12.9	n/a	75.0	n/a	n/a	n/a	n/a	n/a	25.7
Year-to-date 2017	35	2	7	0	0	0	0	0	44
Year-to-date 2016	31	0	4	0	0	0	0	0	35
% Change	12.9	n/a	75.0	n/a	n/a	n/a	n/a	n/a	25.7
UNDER CONSTRUCTION									
Q1 2017	112	2	42	0	0	0	0	176	332
Q1 2016	102	2	25	0	0	41	8	390	568
% Change	9.8	0.0	68.0	n/a	n/a	-100.0	-100.0	-54.9	-41.5
COMPLETIONS									
Q1 2017	63	0	23	0	0	0	0	6	92
Q1 2016	48	2	9	0	0	0	0	0	59
% Change	31.3	-100.0	155.6	n/a	n/a	n/a	n/a	n/a	55.9
Year-to-date 2017	63	0	23	0	0	0	0	6	92
Year-to-date 2016	48	2	9	0	0	0	0	0	59
% Change	31.3	-100.0	155.6	n/a	n/a	n/a	n/a	n/a	55.9
COMPLETED & NOT ABSORBED									
Q1 2017	24	2	12	0	0	3	n/a	n/a	41
Q1 2016	46	4	16	0	0	1	n/a	n/a	67
% Change	-47.8	-50.0	-25.0	n/a	n/a	200.0	n/a	n/a	-38.8
ABSORBED									
Q1 2017	62	1	24	0	0	7	n/a	n/a	94
Q1 2016	38	3	6	0	0	3	n/a	n/a	50
% Change	63.2	-66.7	**	n/a	n/a	133.3	n/a	n/a	88.0
Year-to-date 2017	62	1	24	0	0	7	n/a	n/a	94
Year-to-date 2016	38	3	6	0	0	3	n/a	n/a	50
% Change	63.2	-66.7	**	n/a	n/a	133.3	n/a	n/a	88.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q1 2017	0	0	0	0	0	0	0	0	0
Q1 2016	0	0	0	0	0	0	0	0	0
Kingston City									
Q1 2017	27	0	7	0	0	0	0	0	34
Q1 2016	22	0	4	0	0	0	0	0	26
Loyalist Township									
Q1 2017	1	2	0	0	0	0	0	0	3
Q1 2016	1	0	0	0	0	0	0	0	1
South Frontenac Township									
Q1 2017	7	0	0	0	0	0	0	0	7
Q1 2016	8	0	0	0	0	0	0	0	8
Kingston CMA									
Q1 2017	35	2	7	0	0	0	0	0	44
Q1 2016	31	0	4	0	0	0	0	0	35
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q1 2017	5	0	0	0	0	0	0	0	5
Q1 2016	4	0	0	0	0	0	0	0	4
Kingston City									
Q1 2017	56	0	33	0	0	0	0	175	264
Q1 2016	57	0	18	0	0	41	8	389	513
Loyalist Township									
Q1 2017	16	2	9	0	0	0	0	1	28
Q1 2016	11	2	7	0	0	0	0	1	21
South Frontenac Township									
Q1 2017	35	0	0	0	0	0	0	0	35
Q1 2016	30	0	0	0	0	0	0	0	30
Kingston CMA									
Q1 2017	112	2	42	0	0	0	0	176	332
Q1 2016	102	2	25	0	0	41	8	390	568

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q1 2017	2	0	0	0	0	0	0	0	2
Q1 2016	0	0	0	0	0	0	0	0	0
Kingston City									
Q1 2017	41	0	12	0	0	0	0	6	59
Q1 2016	34	2	0	0	0	0	0	0	36
Loyalist Township									
Q1 2017	6	0	11	0	0	0	0	0	17
Q1 2016	6	0	9	0	0	0	0	0	15
South Frontenac Township									
Q1 2017	14	0	0	0	0	0	0	0	14
Q1 2016	8	0	0	0	0	0	0	0	8
Kingston CMA									
Q1 2017	63	0	23	0	0	0	0	6	92
Q1 2016	48	2	9	0	0	0	0	0	59
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q1 2017	21	0	6	0	0	3	n/a	n/a	30
Q1 2016	37	4	9	0	0	1	n/a	n/a	51
Loyalist Township									
Q1 2017	3	2	6	0	0	0	n/a	n/a	11
Q1 2016	8	0	7	0	0	0	n/a	n/a	15
South Frontenac Township									
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Q1 2016	1	0	0	0	0	0	n/a	n/a	1
Kingston CMA									
Q1 2017	24	2	12	0	0	3	n/a	n/a	41
Q1 2016	46	4	16	0	0	1	n/a	n/a	67

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q1 2017	2	0	0	0	0	0	n/a	n/a	2
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q1 2017	41	1	14	0	0	7	n/a	n/a	63
Q1 2016	24	2	1	0	0	3	n/a	n/a	30
Loyalist Township									
Q1 2017	5	0	10	0	0	0	n/a	n/a	15
Q1 2016	6	1	5	0	0	0	n/a	n/a	12
South Frontenac Township									
Q1 2017	14	0	0	0	0	0	n/a	n/a	14
Q1 2016	8	0	0	0	0	0	n/a	n/a	8
Kingston CMA									
Q1 2017	62	1	24	0	0	7	n/a	n/a	94
Q1 2016	38	3	6	0	0	3	n/a	n/a	50

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kingston CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	300	4	93	0	0	0	0	15	412
% Change	9.1	-66.7	106.7	n/a	n/a	-100.0	-100.0	-94.5	-37.1
2015	275	12	45	0	0	41	10	272	655
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
2007	600	16	82	0	0	0	3	179	880

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Frontenac Islands Township	0	0	0	0	0	0	0	0	0	0	n/a
Kingston City	27	22	0	0	7	4	0	0	34	26	30.8
Loyalist Township	1	1	2	0	0	0	0	0	3	1	200.0
South Frontenac Township	7	8	0	0	0	0	0	0	7	8	-12.5
Kingston CMA	35	31	2	0	7	4	0	0	44	35	25.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Frontenac Islands Township	0	0	0	0	0	0	0	0	0	0	n/a
Kingston City	27	22	0	0	7	4	0	0	34	26	30.8
Loyalist Township	1	1	2	0	0	0	0	0	3	1	200.0
South Frontenac Township	7	8	0	0	0	0	0	0	7	8	-12.5
Kingston CMA	35	31	2	0	7	4	0	0	44	35	25.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2017								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	7	4	0	0	0	0	0	0
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	7	4	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2017								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	7	4	0	0	0	0	0	0
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	7	4	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	34	26	0	0	0	0	34	26
Loyalist Township	3	1	0	0	0	0	3	1
South Frontenac Township	7	8	0	0	0	0	7	8
Kingston CMA	44	35	0	0	0	0	44	35

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	34	26	0	0	0	0	34	26
Loyalist Township	3	1	0	0	0	0	3	1
South Frontenac Township	7	8	0	0	0	0	7	8
Kingston CMA	44	35	0	0	0	0	44	35

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Frontenac Islands Township	2	0	0	0	0	0	0	0	2	0	n/a
Kingston City	41	34	0	2	12	0	6	0	59	36	63.9
Loyalist Township	6	6	0	0	11	9	0	0	17	15	13.3
South Frontenac Township	14	8	0	0	0	0	0	0	14	8	75.0
Kingston CMA	63	48	0	2	23	9	6	0	92	59	55.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Frontenac Islands Township	2	0	0	0	0	0	0	0	2	0	n/a
Kingston City	41	34	0	2	12	0	6	0	59	36	63.9
Loyalist Township	6	6	0	0	11	9	0	0	17	15	13.3
South Frontenac Township	14	8	0	0	0	0	0	0	14	8	75.0
Kingston CMA	63	48	0	2	23	9	6	0	92	59	55.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	12	0	0	0	0	0	6	0
Loyalist Township	11	9	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	23	9	0	0	0	0	6	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	12	0	0	0	0	0	6	0
Loyalist Township	11	9	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	23	9	0	0	0	0	6	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Frontenac Islands Township	2	0	0	0	0	0	2	0
Kingston City	53	36	0	0	6	0	59	36
Loyalist Township	17	15	0	0	0	0	17	15
South Frontenac Township	14	8	0	0	0	0	14	8
Kingston CMA	86	59	0	0	6	0	92	59

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	2	0	0	0	0	0	2	0
Kingston City	53	36	0	0	6	0	59	36
Loyalist Township	17	15	0	0	0	0	17	15
South Frontenac Township	14	8	0	0	0	0	14	8
Kingston CMA	86	59	0	0	6	0	92	59

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q1 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Kingston City													
Q1 2017	0	0.0	2	6.9	7	24.1	10	34.5	10	34.5	29	-	-
Q1 2016	0	0.0	3	13.0	4	17.4	8	34.8	8	34.8	23	-	383,639
Year-to-date 2017	0	0.0	2	6.9	7	24.1	10	34.5	10	34.5	29	-	-
Year-to-date 2016	0	0.0	3	13.0	4	17.4	8	34.8	8	34.8	23	-	383,639
Loyalist Township													
Q1 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q1 2016	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	-
South Frontenac Township													
Q1 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Q1 2016	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Kingston CMA													
Q1 2017	0	0.0	2	6.3	8	25.0	12	37.5	10	31.3	32	380,000	389,023
Q1 2016	0	0.0	3	10.3	6	20.7	12	41.4	8	27.6	29	395,000	372,350
Year-to-date 2017	0	0.0	2	6.3	8	25.0	12	37.5	10	31.3	32	380,000	389,023
Year-to-date 2016	0	0.0	3	10.3	6	20.7	12	41.4	8	27.6	29	395,000	372,350

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
First Quarter 2017

Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Frontenac Islands Township	-	-	n/a	-	-	n/a
Kingston City	-	383,639	n/a	-	383,639	n/a
Loyalist Township	-	-	n/a	-	-	n/a
South Frontenac Township	-	-	n/a	-	-	n/a
Kingston CMA	389,023	372,350	4.5	389,023	372,350	4.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kingston

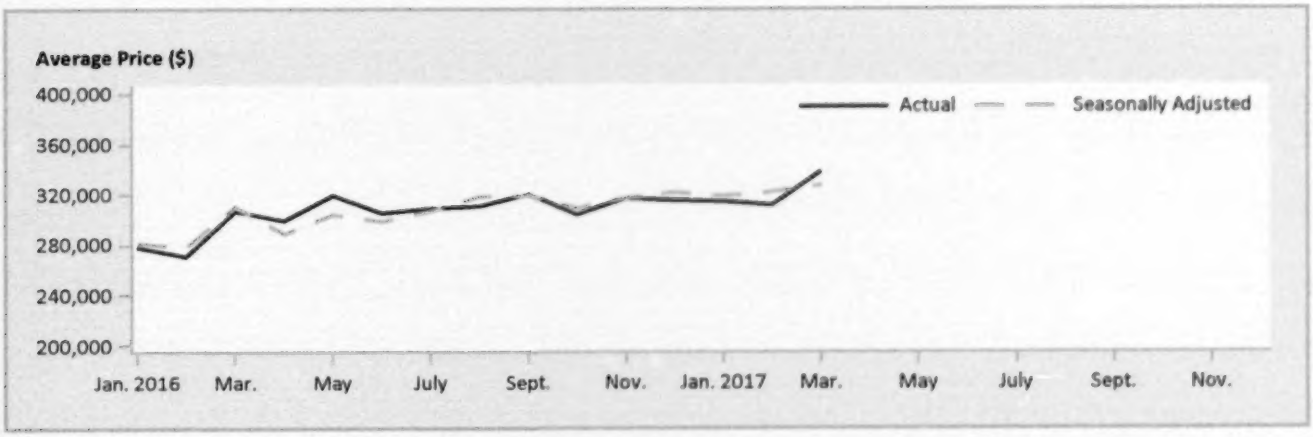


Figure 5.2: MLS® Residential Sales for Kingston

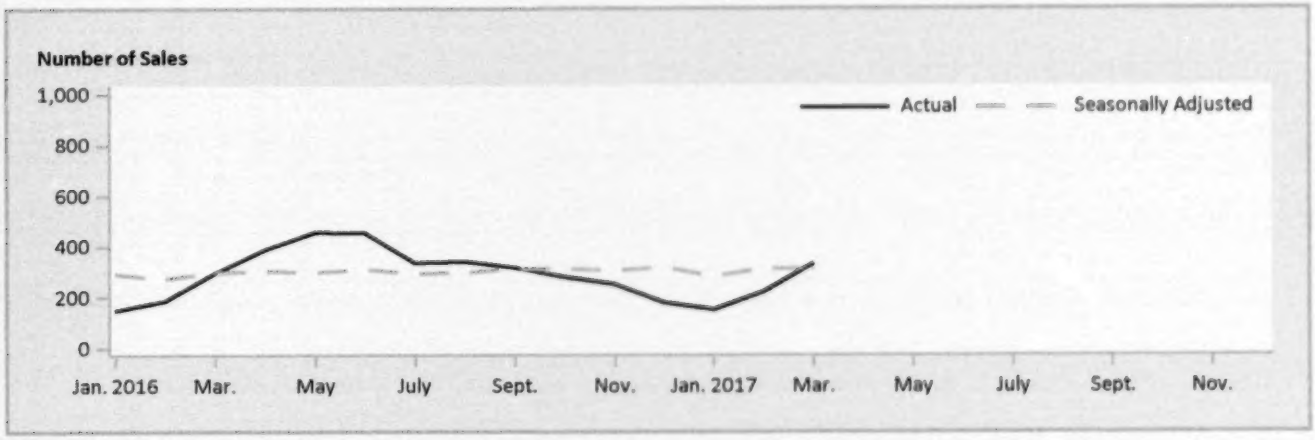
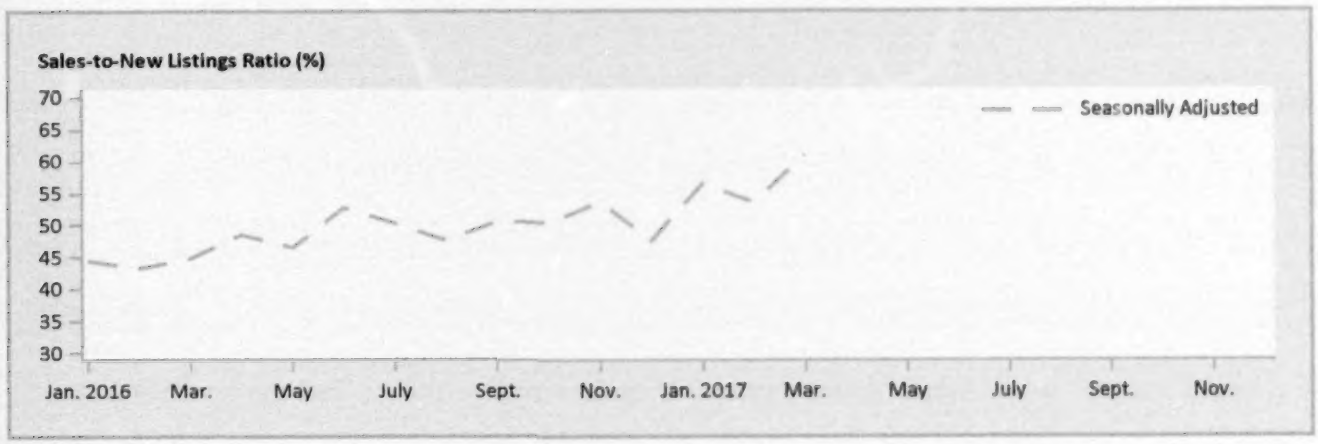


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Kingston



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, 2016.12 =100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	94.20	127.80	84.1	6.5	64.8	900
	February	561	3.14	4.64	94.60	128.20	84.1	5.9	64.4	909
	March	561	3.14	4.64	94.80	129.00	84.0	5.9	64.2	924
	April	561	3.14	4.64	95.30	129.60	83.1	6.2	63.7	944
	May	561	3.14	4.64	96.60	130.10	82.6	6.5	63.4	949
	June	561	3.14	4.64	97.00	130.40	82.6	6.0	63.1	946
	July	567	3.14	4.74	97.80	130.30	83.7	5.5	63.4	943
	August	567	3.14	4.74	98.20	129.90	84.1	5.2	63.4	946
	September	561	3.14	4.64	98.50	130.10	84.1	5.3	63.5	945
	October	561	3.14	4.64	99.50	130.60	84.2	5.5	63.7	932
	November	561	3.14	4.64	99.90	130.20	84.3	5.6	63.8	934
	December	561	3.14	4.64	100.00	130.00	84.6	5.7	64.0	937
2017	January	561	3.14	4.64	100.30	130.80	83.8	5.8	63.6	949
	February	561	3.14	4.64	101.10	131.20	84.3	6.1	64.0	943
	March	561	3.14	4.64		131.40	85.1	6.1	64.6	942
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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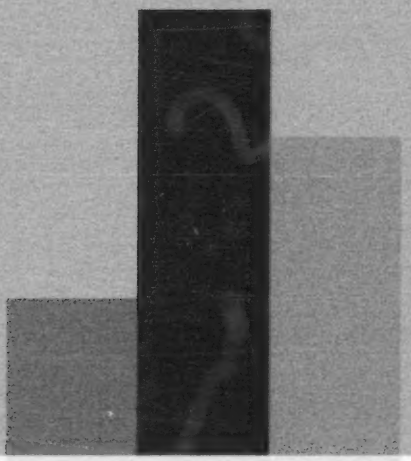

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